

# EXHIBIT F

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Steve Bilidas  
1 Elden St # 224  
Herndon VA 20170



9590 9402 8734 3310 5100 27

2. Article Number (Transfer from service label)

10 5270 2087 8046 15

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Recd

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Steve Bilidas, Pres  
294 Sunset Park Dr  
Herndon VA  
20170



9590 9402 8734 3310 5100 41

2. Article Number (Transfer from service label)

9589 0710 5270 2087 8046 22

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Recd

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Steve Bilidas  
9417 Van Arsdale Dr  
Vienna, VA  
22181



9590 9402 8734 3310 5100 58

2. Article Number (Transfer from service label)

9589 0710 5270 2087 8004 02

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Recd

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation®
- ☐ Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation®
- ☐ Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Address

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation®
- ☐ Signature Confirmation Restricted Delivery



CARTER HAYES LLC  
ATTORNEYS AT LAW

1069 W. Broad Street, Suite 756  
Falls Church, Virginia 22046



9589 0710 5270 2087 8045 85

Retail



RDC 99



22180

U.S. POSTAGE PAID  
FCM LETTER  
ANNANDALE, VA 22003  
MAR 26, 2025

\$9.68

S2323D500320-11

*[Handwritten signature]*

Mr. Steve Bilidas  
9417 Lewis Street NW  
Vienna, Vir

NIXIE

231 DE 1 0003/31/25

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

SC: 22046451069 \*0117-04316-26-44

NSN  
22046>4510

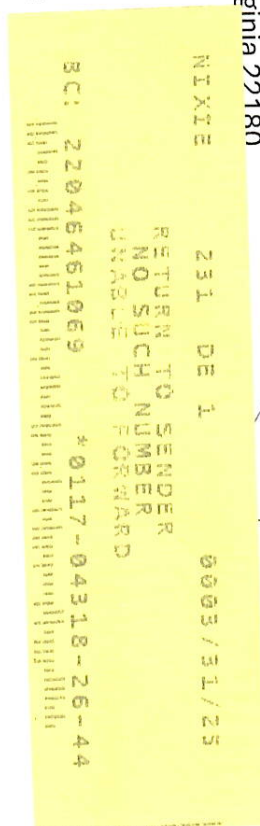


CARTER HAYES LLC  
ATTORNEYS AT LAW

069 W. Broad Street, Suite 756  
Falls Church, Virginia 22046

Mr. Steve Bilidas  
9417 Lewis Street NW  
Vienna, Virginia 22180

NSN  
22046-4610







CARTER HAYES LLC

ATTORNEYS AT LAW

March 27, 2025

**VIA CERTIFIED MAIL-RETURN**  
**RECEIPT REQUESTED AND**  
**FIRST CLASS MAIL**

Mr. Steve Bilidas  
9417 Van Arsdale Drive  
Vienna, Virginia 22181

Mr. Steve Bilidas  
9417 Lewis Street NW  
Vienna, Virginia 22180

**VIA CERTIFIED MAIL-RETURN**  
**RECEIPT REQUESTED AND**  
**FIRST CLASS MAIL**

Mr. Steve Bilidas  
10124 Wendover Drive  
Vienna, Virginia 22181

Mr. Steve Bilidas  
1141 Elden Street, Suite 224  
Herdon, Virginia 20170

Amphora Bakery, Inc.  
294 sunset Park Drive  
Herdon, Virginia 20170  
Attention: Mr. Steve Bilidas, President

**Re: Purchase of 276 and 294 Sunset Park Drive, Herndon, Virginia 20170 ("Property")  
Demand for Performance Under Memorandum of Purchase at Public Auction**

To Mr. Bilidas:

I am the Substitute Trustee in connection with the foreclosure of the above-referenced Property. As you are aware, following the foreclosure sale conducted on January 30, 2025, you were declared the successful high bidder at \$1,523,000 and entered into a Memorandum of Purchase at Public Auction ("Sale Contract") that obligates you to complete the purchase of the Property in accordance with the terms of sale.

Pursuant to the Sale Contract and incorporated advertisement of sale, you were required to increase your deposit to ten percent (10%) of the total purchase price - \$ 152,300 - by delivering a cashier's check in the amount of \$102,300 by no later than February 6, 2025. Although you delivered the initial \$50,000 deposit, you have failed to remit the balance of the deposit as required.

On February 6, 2025, Richard A. Dubose, III, counsel for the foreclosure noteholder, issued a formal reminder of your obligation to timely increase your deposit. Subsequently, a demand letter were issued by Mr. Dubose on February 13, 2025, informing you that your failure to make the required payment constitutes a default under the Sale Contract and warning of the consequences of continued nonperformance.

Mr. Steve Bilidas  
Page 2  
March 27, 2025

To date, the increased deposit has not been received, and you have failed to communicate any intention to comply with your contractual obligations. Accordingly, this letter serves as a final demand that you immediately complete the purchase of the Property pursuant to the terms of the Sale Contract. You are hereby directed to deliver the balance of the purchase price and any other closing funds in full by no later than five (5) days from the date of this letter


If you fail to timely perform as required, your \$50,000 initial deposit shall be forfeited, and the Property shall be re-advertised and sold at your risk and expense. You and any affiliates may be barred from bidding at the subsequent sale, and additional remedies, including but not limited to legal action for damages or specific performance, may be pursued without further notice.

Nothing herein shall be deemed a waiver of any rights or remedies available under the Sale Contract, applicable law, or equity. All such rights are expressly reserved.

Please give this matter your immediate attention.

Sincerely,

Carter Hayes, LLC

By:   
Mark C. Hayes, Substitute Trustee